WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015836 DEEDWARR
Recvd: 03/04/15 10:18 2 pgs
Fees:13.00 Taxes:1517.00
20150304-0018806

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $410,000.00.

Affiant

Subscribed and sworn to before me this 27th day of February 2015.

Notary Public
My Commission Expires: 6/3/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jean Soderkvist	NEW OWNER	115-10-0-088.00
6739 Pennywell Drive		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **George Stevens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jean Soderkvist and Lars Soderkvist, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 174 on the plan of Section Eight, West Meade Estates, of record in Book 3700, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Stevens, from Evelyn G. Raff, Trustee U/A/D August 26, 2008 of the Evelyn G. Raff Revocable Living Trust Agreement, by deed on December 9, 2013, of record in Instrument Number 20131210-0125235, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3700, page 31, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3934, page 115; and Book 4503, page 111, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6739 Pennywell Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this February 27, 2015.

George Stevens

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George Stevens** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2015

My commission expires 2/16/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066